

**MINUTES**  
**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)**  
**Meeting – May 27, 2009**  
**Fresno City Hall, Room 2165A - 2<sup>nd</sup> Floor**  
**2600 Fresno Street**  
**Fresno, California 93721**

**A. CALL TO ORDER**

With a quorum being present, the meeting was called to order by VICE-CHAIR Rodriguez at 5:15 p.m.

**Commissioners**

Present:	Armando Rodriguez, VICE-CHAIR Jeffrey Harrington, Commissioner Louise Bauer Davoli, Commissioner Jas Singh, Commissioner	Absent:	Rogenia Cox, CHAIR Izzy Einsidler, Commissioner Sandy Cha, Commissioner
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**Staff**

Present:	Claudia Cázares, Interim Manager Housing and Community Development Erica Castaneda, Acting Recording Secretary	Absent:	Keith Bergthold, Interim Director Planning and Development Department
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**B. COMMUNICATIONS**

Claudia Cázares handed out parking meter cards for FY 2010 to Commissioners.

**C. APPROVAL OF MINUTES**

Minutes of May 13, 2009 were approved as presented.

**D. GENERAL ADMINISTRATION**

1. RECOMMEND TO COUNCIL AND TO THE AGENCY BOARD:
  1. THE AGENCY AND COUNCIL ADOPT A JOINT RESOLUTION MAKING CERTAIN FINDINGS PURSUANT TO SECTION 33445 OF THE COMMUNITY REDEVELOPMENT LAW AND AUTHORIZING THE AGENCY TO INSTALL PUBLIC IMPROVEMENTS INCLUDING PROPOSED STREET LIGHT INSTALLATION ON BELMONT AVENUE BETWEEN CEDAR AND CHESTNUT AVENUES WITHIN THE CENTRAL CITY COMMERCIAL REVITALIZATION PROJECT AREA
  2. THE AGENCY AWARD A CONTRACT TO THE LOWEST RESPONSIVE BIDDER FOR THE INSTALLATION OF SAID PUBLIC IMPROVEMENTS

David Martin, Redevelopment Agency provided report to Commissioners. Agency requests HCDC recommend that City Council and the Agency Board adopt a joint resolution and award a contract to the lowest responsive bidder for the installation of street lights on Belmont Avenue between Cedar and Chestnut Avenues. In November of 2005 several community meetings were held to address neighborhood issues. A major issue raised was the lack of lighting in the area. The original street lights are wooden poles and are spaced too far apart to appropriately service Belmont Avenue's property and business owners. This is the second phase of a two-phased street light project that will upgrade Cedar to Chestnut Avenues. The Public Works Department has prepared drawings and submitted the project to the Purchasing Division to solicit bids from contractors. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D1 by Commissioner Davoli

Second:	Commissioner Harrington seconded the motion.
Ayes:	Rodriguez, Harrington, Davoli, Singh
Noes:	None
Abstain:	None

2. RECOMMEND APPROVAL OF THE CONVEYANCE OF A PARKING LOT PARCEL FROM THE CITY OF FRESNO TO THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND A PARKING LOT LEASE AGREEMENT AND AN OWNER PARTICIPATION AGREEMENT (OPA) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND BALTARA ENTERPRISES, LLC FOR THE DEVELOPMENT OF ADAPTIVE REUSE OF HISTORIC BUILDINGS LOCATED ON THE BLOCK BOUNDED BY P STREET, INYO STREET, MONO STREET, AND THE SANTA FE RAILROAD LINE

John Raymond, Redevelopment Agency provided report to Commissioners. The Agency recommends that HCDC approve the RDA acquisition of the parking lot on Santa Fe Street from the City of Fresno, an Owner Participation Agreement with Baltara Enterprises, LLC and a Parking Lot Lease Agreement. The developer has proposed to transform Warehouse Row into an integrated business center including the adaptive reuse of historic buildings and construction of new complementary buildings. The project does not include any on-site or off-site parking. Given the developer's proposed uses of the site it is important that the developer obtain dedicated parking for the project. The developer has identified the nearby City owned parking lot as a partial solution. The Agency would acquire the lot from the City, construct improvements to bring it to City standard, and then lease it to the developer on a long-term, non-exclusive basis. HCDC is not a recommending body for CEQA findings. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D2 by Commissioner Davoli

Second: Commissioner Harrington seconded the motion.

Ayes: Rodriguez, Harrington, Davoli, Singh

Noes: None

Abstain: None

3. RECOMMEND APPROVAL OF A PURCHASE OPTION AGREEMENT (POA) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND AMCAL MULTI-HOUSING, INC., A CALIFORNIA CORPORATION, FOR A 1.52 ACRE PARCEL AT GENEVA AND B STREETS FOR THE PURPOSE OF ALLOWING THE PROJECT TO APPLY FOR LOW INCOME HOUSING TAX CREDITS IN THE JUNE 9, 2009 APPLICATION ROUND THROUGH THE CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE FOR 53 LOW-INCOME APARTMENTS, AND HAVE ADEQUATE SITE CONTROL OVER THE AGENCY-OWNED PARCEL, IN THE SOUTHWEST GNRA

John Raymond, Redevelopment Agency provided report to Commissioners. Agency recommends approval of a POA for a 1.52 acre parcel and an additional 1.39 acre parcel omitted from the POA as included in the HCDC Staff Report. The State of California administers the Low Income Housing Tax Credits available through the California Tax Credit Allocation Committee (TCAC). Due to the changes in tax credit market, the TCAC decided to hold one single application round this year instead of the normal two rounds. The POA grants the developer the right to submit the site in this TCAC round and to purchase the property from the Agency. AMCAL was chosen as the developer in this project through a competitive process and has been working since being selected on the entitlements and financing of the project. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D3 by Commissioner Harrington

Second: Commissioner Singh seconded the motion.

Ayes: Rodriguez, Harrington, Singh

Noes: Davoli

Abstain: None

4. RECOMMEND APPROVAL OF A PURCHASE OPTION AGREEMENT (POA) BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND ADVANCED DEVELOPMENT & INVESTMENT, INC. (ADI), FOR AN .86 ACRE PARCEL AT VENTURA AVENUE AND 10TH STREET FOR THE PURPOSE OF ALLOWING THE PROJECT TO APPLY FOR LOW INCOME HOUSING TAX CREDITS IN THE JUNE 9, 2009 APPLICATION ROUND THROUGH THE CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE FOR 81 RESIDENTIAL STUDIOS AND 11 TWO BEDROOM UNITS FOR VERY LOW-INCOME SENIORS AND ADULTS, AND HAVE ADEQUATE SITE CONTROL OVER THE AGENCY-OWNED PARCEL, IN THE SOUTHEAST REDEVELOPMENT PROJECT AREA

John Raymond, Redevelopment Agency provided report to Commissioners. The Agency requests approval of a POA that grants the developer the right to submit the site in this TCAC round and to purchase the property from the Agency, if successful in the TCAC application. A Disposition and Development Agreement currently being negotiated between the Agency and the developer will follow in July, 2009 and will contain the proposed disposition language. If the project is unsuccessful in receiving TCAC funding in this round, the Agency will reconsider the use of the parcel and will have the option of pursuing other development opportunities. Commissioners had questions and discussion followed. Commissioner Harrington would like the record to show that he would like to see more detailed project information on staff reports.

Motion: Motion was made to recommend disapproval of D4 by Commissioner Harrington

Second: Commissioner Davoli seconded the motion.

Ayes: Rodriguez, Harrington, Davoli

Noes: None

Abstain: Singh

5. RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE SUBSTANTIAL AMENDMENT TO THE 2006-2011 CONSOLIDATED PLAN INCORPORATING THE NEWLY ENTITLED HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA) PROGRAM INTO THE CITY AND TRANSFER OF GRANTEE STATUS TO THE STATE OF CALIFORNIA FOR PROGRAM YEAR 2009-2010

Crystal Smith, Budget and Management Studies Division provided report to Commissioners. The City of Fresno is a new entitlement jurisdiction for the HOPWA Program and can expect to receive \$315,824 from HUD to administer the program for fiscal year 2009-2010. Currently the program is administered by the Fresno County Department of Health for the State of California. The City desires to maintain the continuity of services currently provided by the local lead health care jurisdiction. The City expects to surrender title of HOPWA grantee for fiscal year 2009-2010 to the State of California Department Public Health for distribution to Fresno County Department of Health. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D5 by Commissioner Harrington

Second: Commissioner Davoli seconded the motion.

Ayes: Rodriguez, Harrington, Davoli, Singh

Noes: None

Abstain: None

6. RECOMMEND TO THE CITY COUNCIL SUBMISSION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT RECOVERY ACT (CDBG-R) APPLICATION TO THE U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FUNDS ENTITLED TO THE CITY FROM THE AMERICAN RECOVERY AND REINVESTMENT ACT OF 2009 (ARRA)

Crystal Smith, Budget and Management Studies Division provided report to Commissioners. As the local entitlement jurisdiction, the City is the recipient of funds through the American Recovery and Reinvestment Act of 2009. The City expects to receive \$2,047,341 of CDBG-R funds. The City proposes to use \$647,300 of the funds for the Lowell Community Rehabilitation Program; \$500,000 for the Parks Community Program and \$900,000 for Community Streets Improvements Program. Commissioners had questions and discussion followed.

Motion: Motion was made to recommend approval of item D6 by Commissioner Davoli

Second: Commissioner Harrington seconded the motion.

Ayes: Rodriguez, Harrington, Davoli, Singh

Noes: None

Abstain: None

## E. INFORMATIONAL REPORTS

Crystal Smith, Budget and Management Studies Division provided informational report to Commissioners regarding the Mayor's FY 2009-2010 proposed list of CDBG funding.

**F. COMMISSIONERS' ITEMS**

None

**G. UNSCHEDULED ORAL COMMUNICATIONS**

Claudia Cázares requested clarification from Commissioners in regards to what additional information is expected in staff reports. Commissioners would like as much detailed information about the project in staff reports.

**H. ADJOURNMENT**

Next Regularly Scheduled Commission Meeting: **June 10, 2009.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:51 p.m.

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Attest: Rogenia Cox, CHAIR

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Attest: Claudia Cázares, Interim Manager  
Housing and Community Development